

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 27, 2021 6:30 p.m.

Conducting: Kirk Beecher

Commissioners: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner (online)

Absent: John Cowan

Staff: Jill Spencer, Planner
Chris Van Aken, Planner II
Kevin Stinson, Administrative Assistant

Others: Scott Petersen, Joe Wilkins

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 6:29 p.m.

2. Roll Call

Five commissioners present.

3. Invocation/Inspirational Thought – given by Commissioner Morgan.

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on October 13, 2021

MOTION: Commissioner Marzan - To approve the consent agenda. Motion seconded by Commissioner Moore. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5. Public Forum

No public comment.

6. Review Items

6.1 PUBLIC HEARING – Rock Pit Subdivision - Request for preliminary approval by Scott Petersen for a two-lot subdivision on Utah County Parcel 08:081:0006 located at 590 East 300 North in the R-1-7.5 Residential Zone.

Staff Presentation:

Chris Van Aken stated this request is for preliminary plan approval for a two-lot subdivision in the R-1-7.5 zone including .53 acres. There are a number of redlines mostly dealing with utility issues, which are being addressed by staff. The proposal meets the General Plan and underlining zone. The improvements will be completed in one phase. The Planning Commission is the land-use authority.

Commission Discussion:

Commissioner Morgan voiced concerns with the number of items being incomplete and questioned why this project is here with so many redlines. It has a feel of trust us, and we will do it right.

Chris Van Aken stated staff received pressure to expedite this project.

Commissioner Beecher noted that this is just the preliminary approval.

MOTION: Commissioner Marzan - To open the public hearing. Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Comment:

No public comments.

MOTION: Commissioner Morgan - To close the public hearing. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Applicant Presentation:

Scott Petersen stated that the Final plat should be ready in the next 7-10 days. The waterflow study and pretreatment are being finalized. There is a waterflow across the street and continues to the east. Sewer and water laterals are addressed.

Commissioner Beecher noted the standard is to have a planter strip, which needs to be determined by staff and what he recommends.

MOTION: Commissioner Marzan – To approve the preliminary plan for the Rock Pit Subdivision based on meeting all redlines and staff recommendations and recommending a planter strip between the curb and sidewalk. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.2 PUBLIC HEARING – Brinkerhoff Duplex Overlay – Request for a recommendation of approval by Joe Wilkins for use of the RMO-1 Two-Family Residential Overlay on Utah County Parcel 66:743:0002 located at 387 North 300 East in the R-1-7.5 Residential Zone.

Staff Presentation:

Chris Van Aken stated this is Lot 2 of the S Wilson Subdivision and is a request for an RMO-1 overlay, which is allowed in the RMO-1 Overlay Zone. The proposal meets frontage and lot size

requirements for use of the overlay and is in line with the zone and general plan. The purpose of the overlay is for infill projects. It is a legislative decision by the City Council.

Applicant Presentation:

Joe Wilkins asked for approval for the duplex, which will be used as a rental. The distance of the driveway to the intersection meets the city's criteria.

MOTION: Commissioner Morgan - To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Comment:

No public comments.

MOTION: Commissioner Morgan - To close the public hearing. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion:

The Commission noted it's a good place for this product and a good project.

MOTION: Commissioner Frisby - To recommend to the City Council approval of the RMO-1 Overlay Zone for the Brinkerhoff Duplex Overlay in that it meets the underlining zone and will be good for this area. Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.3 PUBLIC HEARING – Quail Mountain Subdivision Plat A – Request for a recommendation of preliminary approval by Clint Garner for a 26-lot subdivision on Utah County Parcels 30:050:0074 and 30:050:0109 located at approximately 370 South 1300 East in the R-1-10 Residential Zone.

Staff Presentation:

Chris Van Aken stated that the Quail Mountain annexation has not been approved by the Lieutenant Governor's office. He recommended the Commission open the public hearing and continue it to the next meeting when the City has jurisdiction. The project includes two parcels for a 26-lot subdivision. The project meets the General Plan, East Side Comprehensive Plan, and underlying zone requirements of the R-1-10 Zone. Engineering staff has worked with the applicant to revise the road layout in accordance with city standards.

MOTION: Commissioner Marzan- To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Comment:

No public comments.

MOTION: Commissioner Beecher- To continue this public hearing to a later date. Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.4 **PUBLIC HEARING – Request for recommendation of approval of amendments to the Future Trails Map of the General Plan.**

Staff Presentation:

Jill Spencer stated the City updated the General Plan last year. The Transportation Master Plan is an appendix to the General Plan. Any amendments to the General Plan or an appendix require a public hearing with the Planning Commission according to city ordinance and City Council according to state code. The public hearing was noticed in accordance with State Code. The City would like to apply for transportation funding for some trails. In order to apply for this funding, the trails must be on the city and regional transportation plans. The map will be modified to show the potential trail systems up Payson Canyon. The City is looking at the Salem Canal Trail, Highline Trail, and Payson Canyon Trail with several connections to parks, destinations, and others cities in the area. Staff proposed an addition for a trail along Nebo Loop Road to Camp Maple Dell, which is an addition to the current map. Feasibility studies will come later to address the exact alignment of these trails.

MOTION: Commissioner Morgan - To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Comment:

No public comments.

MOTION: Commissioner Marzan - To close the public hearing. Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion:

MOTION: Commissioner Morgan - To recommend approval of the amendments to the Future Trails Map of the General Plan as discussed including all listed trail additions including the proposed trail up Payson Canyon to Maple Dell. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

- Brandon Daley introduced himself as part of the city attorney's office. He will be attending Planning Commission meetings.
- Kevin Stinson is leaving employment with the City and Robert Mills has accepted the position as Development Services Director.

- The Spring Creek Area Specific Plan is moving along and the comment period ends tomorrow. The comments received will be reviewed, and then staff will look for more input and direction from the Commission and City Council.
- The Red Bridge project needs another work session.
- The plan for Main Street has started regarding reconstruction from 100 North to 700 South, which the City received funding from the State.
- Commissioner Morgan would like to know about water needs for new developments. In answer, water shares are required for new subdivisions. Infill projects can give money in place of shares for the City to purchase water shares. It could be helpful to have the Water Department make a presentation to address these concerns and methods.

8. Adjournment

MOTION: Commissioner Marzan – To adjourn. Motion seconded by Commissioner Morgan. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

This meeting adjourned at 7:32 p.m.

Kim E. Holindrake, City Recorder